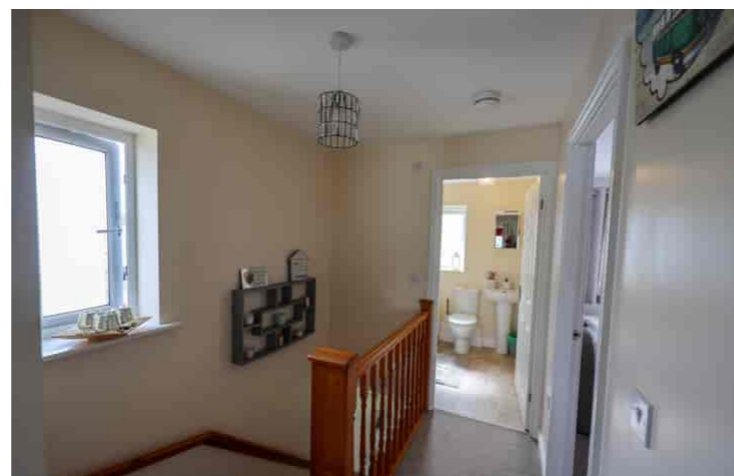
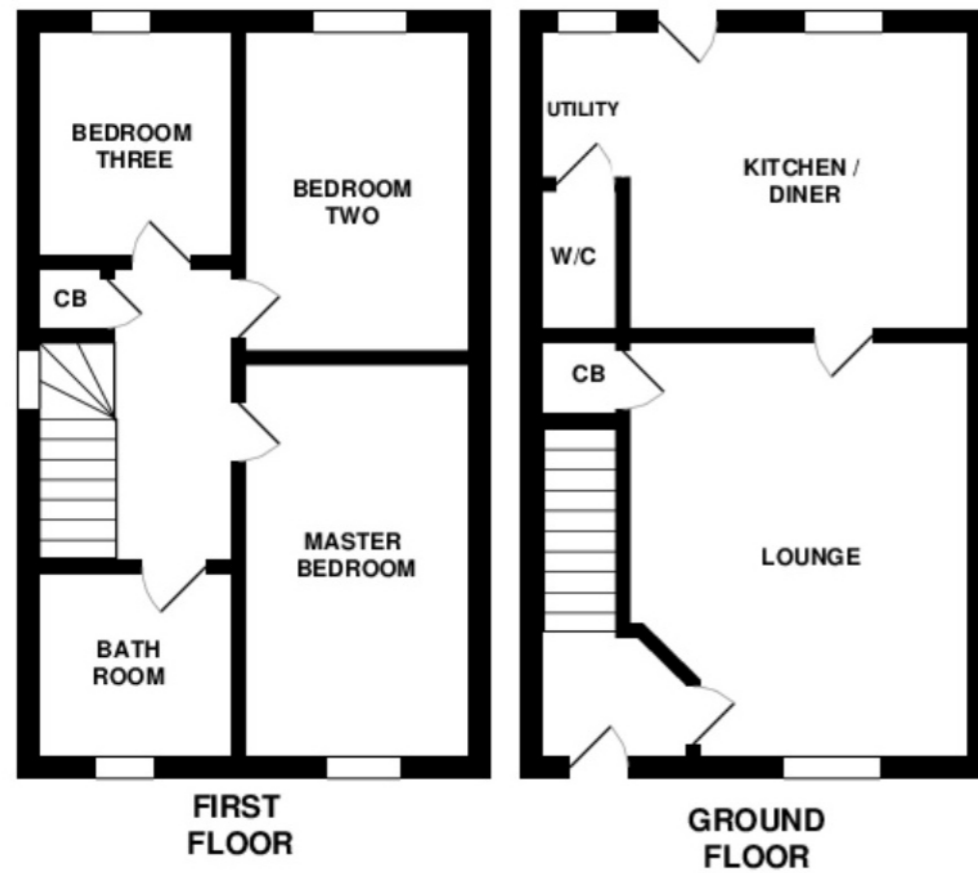


MOUNTSIDE ROAD, PAR, CORNWALL PL24 2FG

PRICE £157,500



FOR SALE – MODERN THREE-BEDROOM HOME IN POPULAR DEVELOPMENT A WELL-PRESENTED SEMI-DETACHED HOME, OFFERED AT AN AFFORDABLE PRICE SUBJECT TO A SECTION 106 AGREEMENT. FEATURING A SPACIOUS LOUNGE, KITCHEN/DINING ROOM, SMALL UTILITY AREA, CLOAKROOM, AND THREE BEDROOMS WITH A MODERN BATHROOM. OUTSIDE, ENJOY ALLOCATED PARKING, A LOW-MAINTENANCE FRONT LAWN, AND A GOOD-SIZED REAR GARDEN WITH SEPARATE GATED ACCESS. AN EXCELLENT OPPORTUNITY—DON'T MISS OUT!

Disclaimer: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



The Property

For Sale – Modern Three-Bedroom Semi-Detached Home Located in a popular development, this well-presented home is available at an affordable price, representing 70% of current market value under a Section 106 agreement. The property offers a welcoming entrance lobby, a spacious lounge, and a kitchen/dining room, complemented by a small utility area and a cloakroom. Upstairs, three well-proportioned bedrooms and a modern bathroom ensure comfortable living. Outside, enjoy an allocated parking space, an easy-to-maintain front lawn, and a generous rear garden with separate gated access. Additional benefits include gas-fired central heating and UPVC double-glazed windows throughout.

This property is offered subject to Section 106 eligibility criteria as follows:-

We would be looking to prioritise someone with an Area Local Connection to St Blaise, Treverbyn, Luxulyan, Lanlivery, Tywardreath and Par, Fowey, St Austell, St Austell Bay or Carlyon.

Residency/permanent employment of 16 + hours per week for 3 + years OR Former residency of 5 + years OR Close family member (Mother/Father/Sister/Brother/Son/Daughter) where that family member has lived in the parish for 5 + years OR Born in the parish

Par is a scenic coastal village in Cornwall, offering a blend of natural beauty and local charm. It features Par Sands Beach, a long stretch of sandy shoreline, perfect for walks and relaxation, with dunes and a nature reserve nearby. The village has a friendly community atmosphere, with local shops, pubs, and eateries. Its harbour remains active, contributing to the village's maritime character. Well-connected by road and rail, Par is a convenient base for exploring Cornwall, including attractions like the Eden Project, just a short distance away.

Room Descriptions

Entrance lobby

Featuring a part-glazed door, this area includes an RCD unit. A staircase leads to the first floor, while a door provides direct access to the lounge, ensuring a smooth flow throughout the home.

Lounge

3.47m x 4.24m (11' 5" x 13' 11") This inviting space features a large front-facing window, allowing for plenty of natural light. The laminate wood-effect flooring adds warmth and practicality, while an under-stair cupboard provides useful storage. A door leads seamlessly into the kitchen/dining room.

Kitchen/Dining Room

3.13m x 3.07m (10' 3" x 10' 1") This well-fitted kitchen features a one-and-a-half bowl sink unit, complemented by a range of light wood-fronted units for a stylish and practical finish. A built-in oven and four-ring hob sit beneath a stainless steel extractor, with a tiled splashback. There is space for a fridge/freezer, while a rear-facing window brings in natural light. The kitchen flows into a utility area measuring 1.31m x 1.62m (4' 4" x 5' 4"), equipped with a worktop, plumbing for a washing machine, and space for a tumble dryer. A cupboard houses a Logic wall-mounted gas-fired boiler, supplying radiators and hot water throughout. A second rear-facing window brightens the space, and a door leads to the cloakroom, ensuring added convenience.

Cloakroom

With low level W.C. wash hand basin and extractor fan.

Bedroom 1

2.47m x 4.07m (8' 1" x 13' 4") Window to the front.

Bedroom 2

3.29m x 2.36m (10' 10" x 7' 9") Window to the rear.

Bedroom 3

2.32m x 1.99m (7' 7" x 6' 6") Window to the rear.

Bathroom

1.89m x 1.86m (6' 2" x 6' 1") This modern bathroom suite features a front-facing window. The three-piece suite includes a panelled bath with a shower mixer attachment and shower screen. Additional features include a shaver socket, extractor fan, low-level W.C., and wash hand basin.

Outside

To the front, a small lawned garden is complemented by a dedicated parking space to the side for convenience. To the right, a pathway and additional space provide access to the good-sized rear garden, which is laid to lawn for easy maintenance. A gated rear entrance ensures separate access, adding both practicality and privacy.